



COUNTY OF UNION

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Alfred J. Faella, County Manager

January 22, 2014

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Environmental Management Support, Inc.

Attn: Mr. Don West
 8601 Georgia Avenue, Suite 500
 Silver Spring, MD 20910

Re: Union County
 EPA Brownfields Coalition Assessment Grant Application

Dear Mr. West:

Enclosed please find an application for an EPA Brownfields Coalition Assessment Grant for The County of Union in the State of New Jersey.

Unlike most areas in the country, Union County has relatively little developable land to accommodate existing population densities and future population growth. Brownfields have become critical resources in Union County because they offer the few opportunities for additional development for potential housing, open space, and economic development opportunities. Critical to responding to development efforts in these areas is to investigate, remediate, and redevelop these properties in a neighborhood-appropriate manner. Receipt of EPA Brownfields Hazardous Substances and Petroleum Assessment Grants would provide the Union County coalition a source for environmental investigation funding on selected sites so as to bring improved standards of living and prosperity to all residents of the county.

Pertinent applicant information follows:

- a. Applicant: The County of Union
 10 Elizabethtown Plaza
 Elizabeth, New Jersey 07207
- b. Applicant DUNS: 077552842
- c. Funding Requested:
 - i) Grant Type – Assessment
 - ii) Federal Funds Requested - \$600,000
 - iii) Contamination - Hazardous Substances (\$300,000)
 Petroleum (\$300,000)
 - iv) Coalition

ADMINISTRATION BUILDING

Elizabethtown Plaza

Elizabeth, NJ 07207

(908) 527-4200

fax (908) 289-0180

www.ucnj.org

We're Connected to You!

To: Don West c/o Environmental Management Support, Inc

Date: January 22, 2014

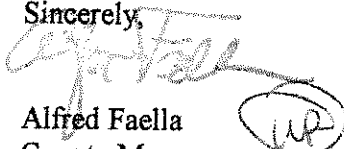
Subject: Union County EPA Brownfield Coalition Grant Application

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- d. Location: The County of Union, Elizabeth, New Jersey, 07207.
Coalition members include the municipalities of:
Elizabeth, Garwood, Linden, Plainfield, Rahway, and
Roselle.
- e. Site-Specific Information: Not Applicable
- f. Contacts:
- i) Project Director: Mr. Kamal Saleh, PP, ACIP,
Supervisor, Bureaus of Land Use and
Transportation, Dept. of Economic
Development
County of Union
10 Elizabethtown Plaza
Elizabeth, New Jersey 07207
KSaleh@usnj.org
Phone: 908-527-4268
Fax: 908-527-4901
 - ii) Chief Executive: Mr. Alfred Faella, County Manager
County of Union
10 Elizabethtown Plaza
Elizabeth, New Jersey 07207
AFaella@ucnj.org
Phone: 908-527-4200
Fax: 908-289-0180
- g. Date submitted: On or before January 22, 2014
- h. Project Period: Anticipated October 1, 2014 - September 30, 2017
- i. Population:
- i) Population of the County of Union: 536,383
Population of Coalition Members: 267,684
 - ii) Population of jurisdiction targeted by this grant: 536,383

I am excited about the opportunity that this funding will provide to the citizens of the County of Union, and look forward to a favorable response.

Sincerely,


Alfred Faella
County Manager

**COUNTY OF UNION, NEW JERSEY
USEPA BROWNFIELD COALITION ASSESSMENT GRANT**

1. **Community Need**
 - a. **Targeted Community and Brownfields**
 - i. **Targeted Community Description**

Union County is composed of 21 municipalities and is located in northeastern New Jersey between New York City and Philadelphia. With an area encompassing 103.4 square miles, it is the second smallest county in New Jersey. The tract of land which today forms Union County's boundaries has a long and storied history. In 1857, Union County became the last New Jersey County to be created when it seceded from Essex County. Ironically, its boundaries were essentially the same as the original 1664 Elizabethtown Purchase, the first English settlement in the state created when the Lenni Lanapi Indians sold an immense tract of land to a group of English Settlers. The County's thriving ports and long history of settlement facilitated development of industry and housing interspersed among the County's rail infrastructure and other transportation mechanisms.

Major roadways that traverse the county include the New Jersey Turnpike (I-95), the Garden State Parkway, Interstates 78 and 278, and US Routes 1/ 9. The county includes a portion of the Port Newark/Elizabeth Marine Terminal, the East Coast's largest maritime freight handling complex. We are also home to two dedicated freight lines, the Lehigh and the Chemical Coast Lines. Rail transportation has played an important part in the movement of goods and people in Union County. Covering a service area of 5,325 square miles, NJ Transit is the largest statewide public transit system in the country and the third largest provider of bus, rail, and light rail transit by ridership in the United States, providing nearly 223 million passenger trips per year. It serves to link major points in New Jersey, New York, and Philadelphia (NJ Transit website). In the middle of this massive transportation network is Union County. Union County itself hosts 14 different stations along three different passenger rail lines: the Raritan Valley Line, The Morristown & Essex/Gladstone Line and the Northeast Corridor. While a county wide application, this grant is targeting brownfield sites which are proximate to passenger rail lines in the Coalition member communities of Plainfield, Elizabeth, Rahway, Roselle, Linden, and Garwood.

- ii. **Demographic Information**

The following presents economic demographic information for the Census Tracts associated with the rail stations in the Coalition member communities, compared to data from the overall County, State and US:

	US	New Jersey	Union County	Plainfield CT 393	Elizabeth CT 399	Rahway CT 359	Roselle CT 343	Linden CT 351	Garwood CT 369
Population	309,138,711	8,793,888	536,383	6,420	1,887	3,249	3,724	4,210	4,295
Minority Population	25.8%	30.4%	40.8%	85.8%	72.5%	59.1%	70.6%	58.3%	9.3%
Per Capita Income	\$28,051	\$35,928	\$34,904	\$12,908	\$12,631	\$29,400	\$30,081	\$24,553	\$37,154
Median Household Income	\$53,046	\$71,637	\$69,347	\$35,847	\$23,269	\$61,607	\$55,451	\$53,102	\$80,069
Unemployment Rate	9.3%	9.5%	10.4%	14.0%	17.0%	10.5%	9.2%	11.8%	10.8%
Individuals Below Poverty	14.9%	9.9%	10.4%	35.8%	25.2%	14.9%	8.2%	7.6%	1.7%

Individuals 65+ Below Poverty	9.4%	7.8%	8.4%	50.2%	24.4%	17.8%	3.9%	4.2%	0.0%
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Data is from 2008 – 2012 5-year American Communities Survey, US Census Bureau

Union county is very diverse, with over 40% of residents reporting themselves as non-white. In fact, for most of the coalition members, a majority of residents are non-white, significantly above the national and state averages. Per capita income and median household income is significantly lower than national, state, and county averages in two of our target communities, and about on par for the remaining communities. Unemployment in our coalition communities exceeds that of the national rate in all areas except Roselle, and there is it nearly equal to the national unemployment rate. In Plainfield and Elizabeth, in particular, poverty is significantly above national, state, and county percentages, with the elderly particularly at risk.

Union County is the second smallest county in New Jersey. Over 536,000 people live in Union County, making it the third most densely populated county in New Jersey with an average of about 5,200 persons per square mile (2008-2012 ACS). This is 4.4 times the density of New Jersey, the densest state in the United States. Taking into consideration that the average density for the US overall is 87.5 persons per square mile, Union County's population density seems unfathomable. Moreover, according NJ Department of Labor projections, population growth will result in an additional 40,000 residents by the year 2035. Given Union County's 300 plus years of development, approximately 88% of available land is already developed.

Similar population densities exist within the Coalition member communities. For example, despite the stable socio-economic data exhibited by some of the coalition communities, some of our municipalities are simply so small that they do not have the financial or technical wherewithal to effectively undertake brownfield revitalization. Garwood, for example, is ranked 533rd in size of all New Jersey's 566 municipalities. It is so small that the "target" census tract 368 is actually the entire municipality. At only 0.664 sq miles, it has a population density of 6,468.4 persons per square mile (2008-2012 ACS), the 8th densest municipality in Union County.

Brownfields: With funding from a prior US Environmental Protection Agency (EPA) assessment grant, the County was able to prepare a Brownfield Inventory in December 1999, based on the DEP known contaminated sites list and confirmed via a windshield survey. The Brownfield Inventory found an initial listing of approximately 750 sites, when combined with inventory work conducted by the City of Elizabeth. A cursory update of the sites in 2013 based on the state Sitemart database found approximately the same number. More in depth research has been conducted on smaller subsets of this larger list, and it shows sites that range from less than a tenth of an acre to one site that came in at 116 acres. The vast majority of the sites in the county, however, are small, with 39% less than one acre, 56% under 2 acres, and 77% smaller than 5 acres. Commercial sites make up 35% of sites, with 59% industrial, and the remaining 6% zoned residential. The sites are distributed throughout the county, with particular concentrations along rail lines. In this dated inventory, for coalition members, 233 sites were identified in Elizabeth 8 sites in Garwood, 109 sites in Linden, 38 sites in Plainfield, 38 sites in Rahway, and 19 sites in Roselle. Evidence of the need to update this inventory can be seen in a more recent inventory effort undertaken by the city of Plainfield, whereby 182 former gas stations were identified, along with 190 hazardous substance sites; a far greater number than identified in the 1999 effort!

More recently, based on information from the New Jersey Department of Environmental Protection (NJDEP), the County has almost 1,000 active sites with confirmed contamination, of which almost 500 are located within the Coalition member communities. Using NJDEP website

mapping, distinct patterns of linear distribution of sites emerge along the regional rail lines that traverse Union County. Similar to other areas in the northeast, the manufacturing sector has diminished in Union County, leaving abandoned, vacant or underutilized sites interspersed with commercial and residential areas that occur around what is predominantly a commuter rail network. Such former uses of these brownfield sites no longer reflect appropriate land uses in and around rail stations in the coalition member communities. These sites typically contain soil and groundwater contaminated with chlorinated solvents, PCBs, and metals. Almost all contain underground storage tanks containing petroleum products. The presence of contaminated land in what should be vibrant mixed use transit oriented communities impedes the revitalization efforts of coalition members and reduces the opportunity to accommodate a growing population in an environmentally sustainable manner, by taking advantage of the existing passenger rail.

iii. Cumulative Environmental Issues

In addition to living with brownfield sites among important commuter rail nodes, several of the coalition members have experienced a disproportionate siting of other environmental issues. Linden suffers from a density of major regulated sites approximately 18 times the state average, according to NJDEP. A petroleum pipeline runs through the community of Roselle. Elizabeth houses Port Newark/Elizabeth Marine Terminal and Newark Liberty International Airport. The Passaic Valley Sewage Treatment plant lies just 2.3 miles outside of Union County, and the region's waste incinerator just 3.6 miles from the County border. New Jersey is known for its major roadways that crisscross the state. Given Union County's central location, it is no surprise that Coalition communities such as Rahway, Linden and Elizabeth targeted by this grant are located adjacent to major roadways such as the Garden State Parkway, US Routes 1&9, US Route 278, and the NJ Turnpike / US Route 95, and the significant air pollution that accompanies this. In fact, the cities of Roselle and Linden have submitted petitions to NJDEP's Environmental Justice Task Force for assistance because of their environmental concerns. On top of these concerns, because of the age of the housing stock and high percentage of renter-occupied housing (2008-2012 ACS), our most vulnerable populations tend to live in dilapidated housing stock prone to environmental hazards, such as asbestos and vinyl, leaking underground storage tanks, lead from plumbing, lead-based paint, and lead dust and fumes.

b. Impacts on Targeted Community

The County is ranked among the worst 10% of counties in the nation for health risks, exposure and emissions of carbon monoxide, nitrogen oxides, particulate matter (2.5), sulfur dioxide, and volatile organics based on information from Scorecard.org. Given the County's population densities and great number of brownfield sites serving as sources of contamination interspersed throughout the Coalition communities, this is not surprising.

Former manufacturing facilities impact the health of the county's population through hazardous materials, such as mercury, copper, nickel, zinc, lead, ammonia, benzene, hydrochloric acid, lead paint and lead paint dust. Soil contamination from past industrial uses is one of the major exposure pathways for local residents, remediation crews, and current occupants of brownfields properties (Litt, Tran & Burke, 2002). Statistically higher mortality rates of total cancers (colorectal, liver, bladder), lung cancer, respiratory diseases, and the major causes of death (liver disease, diabetes, stroke, Chronic Obstructive Pulmonary Disease - COPD) were found in communities with the highest brownfields sites when compared to communities with low number of brownfield sites even when adjusting for age, minority status, and socioeconomic status (Litt et al, 2002). A Union County Cancer Fact Sheet (2006), issued by the New Jersey Department

of Health and Senior Services (DHSS), indicates that between 1995 and 2004, the colorectal cancer, age-adjusted incidence rate for men (69 per 100,000) and women (49 per 100,000) show that the County was far above the national average. It is likely that the Coalition communities with a disproportionate number of brownfield sites, low income and high unemployment would be over-represented in these Cancer statistics.

Union County, along with most of Northern New Jersey, had the highest levels of fine particulate matter compounds in the United States, including diesel exhaust, lead, and mercury (US EPA, 1996 modeled exposure concentrations). In addition to being linked to heart attacks, fine particulate matter air pollution is linked to asthma, bronchitis, and lung cancer (DHSS). Union County had the third highest percentage of days (4.05) in New Jersey exceeding the PM_{2.5} standard in 2006 (DHSS). The Coalition communities targeted by this grant are located adjacent to major roadways such as the Garden State Parkway, Routes 1&9, Route 22, Route 278, and the NJ Turnpike which are significant producers of vehicular pollutants that contribute to respiratory and heart diseases especially in children, elderly, and others prone to these diseases. According to a 2002 Environmental Justice analysis, Union County ranks among the worst counties in the country in its air releases of recognized developmental and reproductive toxicants and carcinogens (Scorecard.org, 2009).

The brownfield sites in Coalition communities are likely to be contaminated by items such as lead found in a wide variety of products, including paint, gasoline, ceramics, and batteries. Children are especially vulnerable to the health effects of lead, which can cause deficits in attention span, learning, and memory and increases in aggression and other behavioral problems. Union County has the fifth largest number of children living in poverty in the state, which is considered a related risk factor for childhood lead exposure (DHSS, 2009), and is ranked second with greatest reported releases of lead to air (Scorecard.goodguide.com, 2011).

These statistics are even more alarming when looked at from the point of view of the many sensitive populations that make Union County their home. Most of our coalition communities have a greater percentage of women of childbearing age than the national average, and the percent of our residents speaking a language other than English is generally much higher than the national and state levels. We have a high percentage of people considered "housing burdened;" testimony to the very high cost of living in our area. In addition, we have extremely high rates of rental housing, much of which pre-dates the ban on lead paint, and thus is likely to be both deteriorating and releasing hazardous lead dust into the air. Also, according to a study for the National Institute for Literacy, 26% of the county's population age 16 and over are estimated to have a literacy level of 1, meaning almost all adults in this category can read a little, but not well enough to fill out an application, read a food label, or read a simple story to a child.

	US	New Jersey	Union County	Plainfield CT 393	Elizabeth CT 399	Rahway CT 359	Roselle CT 343	Linden CT 351	Garwood CT 369
% Population Women of Childbearing Age	24.7%	24.8%	25.1%	20.9%	12.8%	28.6%	27.8%	32.1%	28.3%
Language other than English	20.5%	29.6%	41.3%	70.2%	40.3%	29.2%	37.8%	56.3%	20.8%
Housing Burdened (Paying > 30% Gross Income for Rent)	52.1%	53.3%	55.0%	51.0%	65.9%	55.9%	76.5%	44.1%	38.5%

% of pre-1980 housing stock	57.6%	70.1%	85.9%	84.7%	56.1%	63.1%	92.6%	73.3%	92.9%
% Renter Occupied Housing	34.50%	33.80%	38.70%	93.6%	96.2%	52.4%	23.6%	66.4%	36.0%

Data is from 2008 – 2012 5-year American Communities Survey, US Census Bureau

c. **Financial Need**

i. Economic Conditions

Many of the Coalition communities are extremely small. Coalition members Rahway (3.9 square miles), Garwood (0.664 square mile), and Roselle (2.65 square miles) are among the smallest municipalities in the state. Yet, they contain tremendous population densities as previously discussed. This small area inhibits the municipalities' ability to generate property and other tax revenue. Coupled with the crushing number of people living here, fiscal resources are strained such that these communities do not possess the technical or fiscal resources needed to address on their own the brownfield sites within their communities. Plainfield and Elizabeth contain substantial levels of poverty and unemployment which are a drain on resources and impede their ability to address brownfield sites on their own. Moreover, once a reliable resource from which local municipalities could assess both hazardous substance and petroleum brownfields in their midst, the state Hazardous Discharge Site Remediation Fund is grossly underfunded and understaffed. This fund is just now beginning to process backlogged applications that were submitted over five years ago.

Union County can serve as an umbrella entity to assist these municipalities to address brownfields. However, it too has experienced financial constraints within the past couple of years. The budget adopted in FY 2012 addressed a \$36 million deficit by eliminating more than 200 positions via layoffs and attrition, privatizing some operations, requiring employee union 'givebacks,' and other departmental cutbacks. County-wide taxes were also raised 4%, resulting in county homeowners paying on average \$90 more in county taxes. Likewise the most recent budget adopted for FY 2013 closed a \$28 million deficit by implementing additional cost cutting measures and again increasing the average county homeowner's tax bill by \$94. Given the County's lean operations, it cannot afford to take on the assessment of brownfield sites.

ii. Economic Effects of Brownfields

Brownfield sites have impacts that stretch beyond the borders of the site itself. Crime, homelessness, poverty, unemployment, health costs, and lower educational achievement are all found in areas of high brownfield concentrations. Union County is no exception. Our county ranked fourth in the state for total homelessness in 2011 (http://www.hudhre.info/documents/PIT-HIC_SupplementalAHARReport.pdf). Coalition communities also suffer from a higher crime rate than the state or nation. For example, in Elizabeth, the violent crime rate is nearly 3 times the state rate, and twice the national rate, and Plainfield suffers violent crime at a rate 2.5 times the state and twice the national rate. (FBI, Uniform Crime Reports, prepared by the National Archive of Criminal Justice Data, downloaded January 15, 2014) This brings down property values, reduces the available tax base, and diverts resources to meeting basic service needs.

2. **Project Description and Feasibility of Success**

a. **Project Description**

i. Describe the Project

The Union County Coalition Assessment Grant will focus on increasing transit oriented development (TOD) throughout the county, along the three NJ Transit rail lines that converge here. This high preponderance of passenger rail provides a unique opportunity to take advantage of economies of scale in launching a county wide initiative to transform blighted, former industrial, brownfield sites to vibrant, mixed use transit villages. The work comes at an opportune time. The population of the County is projected to grow from its current level of 536,383 by nearly 10% by the year 2030 to 575,300. (Projections of Total Population by County: New Jersey, 2010 to 2030, NJ Department of Labor and Workforce Development). This equates to a projected density of 5,564 people per square mile. Because 88% of the land in Union County is already developed, planning for this population increase is critical. Without thoughtful growth that takes advantage of existing public transportation options, the added vehicles that come with this growth would literally choke county residents with traffic congestion and air pollution associated with so many additional vehicle miles traveled within the county.

The implementation of TOD adheres to the tenets of the Federal Livability Principles, and is embraced by the Coalition communities. It will promote high density, mixed use development to attract diversified income levels to residential developments around existing NJ Transit train station stops. All of the coalition communities have brownfields projects adjacent to or within comfortable walking distance to train stations. One has only to take a ride on Amtrak's Northeast Corridor to observe a seemingly unbroken line of brownfield sites along Union County's segment of the passenger rail line. In fact, several of the communities, notably Plainfield, Elizabeth, and Rahway, have galvanized the planning efforts targeted to such brownfield sites with the designation of State Brownfield Development Areas, area wide planning vehicles so designated for addressing brownfields in a holistic manner. Three coalition members have designated Transit Villages, (Rahway, Elizabeth, and Linden), and others are developing plans to secure such designations. Furthermore, such areas are addressed in the Coalition communities' Master Land Use plans, ensuring that EPA funded efforts would be consistent with local planning efforts. The County's Master Plan dated June 1998, lists as one of its objectives, "Provide coordinated development of land use density/intensity and transportation systems that will support and sustain regional transportation systems for rail and bus service."

The Coalition communities' advancement of TOD has been stymied by the need to assess and address brownfield sites within the vicinity of transit stops. The EPA Coalition Assessment grant will be used to advance the planning efforts of the communities by assessing brownfield sites, to facilitate development. As discussed in more detail in the Task Description section, we anticipate conducting Phase 1 assessments on a total of 24 sites, and Phase 2 assessments on 12 sites. A Steering Committee comprised of coalition members will guide the program, conducting public outreach and prioritizing sites for Phase 1 and Phase 2 assessments and reuse planning. Below are brief descriptions of three projects that are typical of the brownfield sites we expect to address with EPA funding:

- **Proposed Public Safety Center in Roselle/Linden:** This two square block area is located both in Roselle and Linden, midway between two NJ Transit commuter lines, the Northeast Corridor and the Raritan Valley regional line. While the municipalities have worked in concert to plan for the project, acquired much of the property and conducted demolition, progress has been hampered due to the presence of a former gas station, Primo's Garage, within the development footprint. Assessment of the site is the first step in addressing any potential contamination issues. Plans for this property include a

consolidated criminal court facility, consolidated Office of Emergency Management, new police department, and a community health facility/urgent care center.

- **Transit Friendly Concept Plan in Garwood:** A planning project jointly undertaken by the Borough of Garwood and NJ Transit identified tremendous potential for advancement of TOD development around the Garwood stop on the Raritan Valley regional passenger rail line. At least ten State listed “known contaminated sites” were identified in one segment of the study area. One site, the Casale Industries/ Petro Plastics Site, was called out as being a primarily area of concern as there appear to be no environmental assessment efforts conducted for the facility, and the company recently filed for bankruptcy.
- **Hamilton Laundry Site in Rahway:** This former commercial laundry and dry cleaning facility is located within the Rahway Brownfields Development Area, established to take an area wide approach for addressing key brownfield sites around the Rahway NJ Transit stop. The site is slated for redevelopment as a public amphitheater to support the development of an Arts District. Much work has been done to characterize the environmental contamination associated with historic fill, heating oil underground storage tanks and chlorinated volatile organic compounds. However, delineation of the groundwater plume is still an outstanding issue for which funding has not been identified.

ii. Describe the Project Management Approach

The initial action the county will take upon invitation to submit a cooperative agreement package, is to establish a brownfield Steering Committee comprised of Coalition members, representatives from other Union County municipalities, and relevant Community Based Organizations. This will allow the Steering Committee to have input in the development of the grant work plan. The Steering Committee will oversee the immediate procurement of a grant management consultant to assist with the implementation of the EPA grant, and a brownfields firm to conduct a thorough update of the county-wide inventory. The County will issue solicitations to procure such a consultant prior to the execution of the cooperative agreement, so that the consultants can be brought under contract at the beginning of the grant project period, anticipated October, 2014. The Steering Committee will be staffed by the Union County Planning Department, with assistance from the non-profit Union County Alliance.

Upon receipt of the Cooperative Agreement and completion of an inventory update, the Steering Committee will conduct site selection activities, described in further detail below. Site access is not anticipated to be an issue with the sites that the Coalition members would be nominating as they are expected to be sites with which the Coalition members have been focusing their TOD planning efforts to date. For each selected site, a scope of work will be developed and a competitive request for proposals to engage a Licensed Site Remediation Professional (LSRP) as per the New Jersey requirements, will be initiated. All procurement will be done in accordance with all local, state, and federal requirements. It is anticipated that Phase 1 work will commence in the first year of the grant with site selection and assessment continuing into year two. Selection of sites for Phase 2 assessments and reuse planning will begin primarily in year two, though some sites may be nominated earlier, and work will be conducted in grant years two and three, to ensure a successful completion of the grant in the allotted three year project period. County staff will work closely with the grant management consultant and Steering Committee to ensure a successful grant with all reporting completed in accordance with EPA grant requirements.

iii. Site Selection

As one of the initial steps to be completed, the update of the prior County brownfield inventory will provide a list from which sites will be selected for assessment. This will include a mapped GIS layer showing proximity to rail stations, highways, open space, and sensitive receptors such as schools, water bodies, hospitals, etc. In addition, the inventory will contain available information about current use, prior uses, location within a designated redevelopment area, ownership information, and other data fields as available. Coalition members will nominate sites from their communities for prioritization. Steering Committee members will then evaluate and reach consensus for the first tier of sites to be assessed. Sites will be prioritized based on factors to include the ability to effectuate transit oriented development, redeveloper interest, site access, potential health risk, importance to the local community, and regional significance. It is expected that sites owned by the public sector and coalition members will be considered first followed by sites that are part of existing or potential redevelopment plans. Privately owned sites may be considered if they have significant positive impact to a community in terms of TOD objectives and the owners are willing to cooperate with assessment and planning. Once procurement for these sites is underway, outreach efforts will be conducted to solicit site nominations from the remaining communities in the county, which will be evaluated using the same criteria. Phase II assessments are expected to come primarily from listing of sites selected for Phase I assessments, but there may be some sites that are nominated with a Phase I already in place, such as the Hamilton Laundry site in Rahway, and these sites will move directly to a Phase II study.

b. **Task Description and Budget Table**

i. Task Description

Task 1 – Inventory Update & Mapping–The County seeks to build upon prior inventory efforts by updating the 1999 inventory previously conducted with EPA funds as well as integrating other inventory efforts conducted by sundry entities in the County. For example, the Union County Alliance has developed a toolkit and list of brownfield sites gleaned from state databases, Groundwork Elizabeth has recently completed a brownfield inventory associated with the City of Elizabeth, and Plainfield updated their hazardous substance inventory and developed a former gas station inventory. EPA funding, if awarded, would allow for updating and expanding the inventory data county-wide into a robust database that includes a GIS data layer. The updated County inventory will include hazardous as well as petroleum sites developed from various sources data including the EPA, DEP, County and municipal records, previous/existing reports, site visits, and discussions with site owners.

Approximately \$12,000 from the Hazardous Substances budget and \$10,000 from the Petroleum budget have been allocated for the Contractual line item for hiring a qualified consultant following local, state and Federal procurement requirements to complete this task. Outputs from this task will be an updated county-wide inventory and GIS layer.

Task 2 – Programmatic and Outreach- In this task, the County will work with a consultant and the Steering Committee comprised of Coalition members, representatives from other Union County municipalities as well as community organizations to guide the outreach efforts. Not only will the Steering Committee guide the selection of the sites to be targeted by the EPA brownfields grant, but they will also assist with the outreach efforts for the stakeholders associated with each targeted site. For every site targeted by the grant, the County will hold a pre-assessment meeting to allow stakeholders to voice any concerns that they may have with the site as well as to solicit stakeholder input regarding the EPA funded activities and reuse

considerations. For each site, the County will develop a fact sheet that will be distributed during the meeting as well as posted on the County website. This fact sheet will be developed through a report function envisioned in the inventory and will be available for public outreach as well as for site marketing. It is projected that the County Project Manager will be spending approximately 20 hours/month or 240 hours/year for three years. Actual hourly Personnel rate is \$60/hour and actual Fringe rate is 47.8%. This equates to a yearly in-kind contribution of \$14,400 in Personnel and \$6,883.20 in Fringe (\$63,849.60 total over three years).

To ensure the smooth management of the grant, compliance with all reporting and procurement requirements, and timely completion of project tasks, the County will engage a professional grant management consulting firm that has experience in the management of federal grants to assist with implementation and programmatic efforts. Approximately \$11,000 total or \$5,500 from each of the Hazardous Substances budget and the Petroleum budget have been allocated to Contractual with a qualified consultant following local, state and Federal procurement requirements to assist with supporting grant management and outreach efforts for this task.

Approximately \$2,400 total or \$1,200 from each of the Hazardous Substances budget and the Petroleum budget have been allocated for Supplies associated with printing the GIS inventory maps generated from this task, paper for printing out fact sheets and other various supplies needed to perform outreach and grant management activities.

Approximately \$2,600 total or \$1,300 from each of the Hazardous Substances budget and the Petroleum budget have been allocated to Travel associated with Union County personnel to travel to community meetings, EPA and State brownfield meetings.

The outputs from this task will be the number of community meetings attended, number of fact sheets developed, number of updates into ACRES completed, the number of EPA programmatic reports submitted, and grant close out documentation.

Task 3 – Phase I Analysis – This and the following task are the main focus of this combined hazardous substance and petroleum assessment grant proposal. Based on prior experience with implementing the EPA Assessment Grants, Phase I investigations range in cost from \$5,000 to \$7,000 per site.

Approximately \$78,000 from the Hazardous Substances budget (12 sites @\$6,500) and \$78,000 from the Petroleum budget (12 sites @\$6,500) have been allocated to Contractual with a qualified consultant following local, state and Federal procurement requirements for conducting Phase I assessments.

Task 4 – Phase II Analysis – Based on prior experience with implementing the EPA Assessment Grants, Phase II investigations range from \$8,000 to \$34,000 per site. However, Phase II investigations of former petroleum sites such as those contained in the existing Union County brownfields inventory, typically run \$26,000/Phase II, while the hazardous substances sites typically are more expensive and have greater cost variability. For purposes of budgeting, each hazardous substance Phase II has been estimated at \$34,000/site.

Approximately \$170,000 from the Hazardous Substances budget (5 sites @\$34,000) and \$182,000 from the Petroleum budget (7 sites @\$26,000) have been allocated to contract with a qualified consultant following local, state and Federal procurement requirements for conducting Phase II assessments.

Funding in this task has also been allocated to the Other cost category for state required permitting associated with conducting Phase II assessments. For 12 Phase IIs being conducted, \$5,000 (5 sites @ \$1,000) from the Hazardous Substances budget and \$7,000 from the Petroleum budget (7 sites @ \$1,000) have been allocated.

Task 5 – Reuse Planning – In order to set up the sites for redevelopment, many of the sites will need reuse planning, to include conceptual designs and remedial action workplan preparation. It is estimated that one remedial action work plan will be developed and that two conceptual designs will be developed under this task.

For budgeting purposes, approximately \$12,000 from the Hazardous Substances budget (\$12,000 / one site) has been allocated to Contractual for preparation of remedial action work plans. A total of \$15,000 (\$15,000 / one site) from the Hazardous Substances budget and \$15,000 from the Petroleum budget (\$15,000 / one site) has been allocated to Contractual for conceptual design and other reuse planning efforts. These prices are based upon typical pricing provided by consultants for similar efforts in the targeted communities. Qualified consultants will be contracted for these efforts following local, state and Federal procurement requirements.

ii. Budget Table

Hazardous Substance Grant Budget

	Task 1: Inventory Update & Mapping	Task 2: Programmatic & Outreach	Task 3: Phase I Assessments	Task 4: Phase II Assessments	Task 5: Reuse Planning	Total
Personnel						\$0
Fringe						\$0
Travel		\$1,300				\$1,300
Equipment						\$0
Supplies		\$1,200				\$1,200
Contractual	\$12,000	\$5,500	\$78,000	\$170,000	\$27,000	\$292,500
Other				\$5,000		\$5,000
TOTAL	\$12,000	\$8,000	\$78,000	\$175,000	\$27,000	\$300,000

Petroleum Grant Budget

	Task 1: Inventory Update & Mapping	Task 2: Programmatic & Outreach	Task 3: Phase I Assessments	Task 4: Phase II Assessments	Task 5: Reuse Planning	Total
Personnel						\$0
Fringe						\$0
Travel		\$1,300				\$1,300
Equipment						\$0
Supplies		\$1,200				\$1,200
Contractual	\$10,000	\$5,500	\$78,000	\$182,000	\$15,000	\$290,500
Other				\$7,000		\$7,000
TOTAL	\$10,000	\$8,000	\$78,000	\$189,000	\$15,000	\$300,000

c. Ability to Leverage

Union County and our Coalition members have a successful track record in securing other funding sources. Documentation of leveraged funds can be found in Attachment 4. As mentioned in the Budget section, Union County will provide in-kind for the implementation of

Task 1. As noted above, these personnel and fringe in-kind contributions are worth approximately 63,850 over the course of three years.

Assessment work at the Linden / Roselle proposed public safety center will leverage the over \$5 million dollars the City of Linden has spent acquiring 11 buildings and \$1 million for demolition costs. Linden's United Lacquer has received a series of grants from state Hazardous Discharge Site Remediation Fund (HDSRF). From 2002 to 2009, over \$351,550 was awarded to initiate assessment work at the site. The state HDSRF program funded the early phases of assessments on many sites in Union County, but the fund was over-expended State-wide, and no awards have been made for several years. While the fund is now accepting applications again, the significant backlog makes this once reliable funding source a last resort option.

Central to the County's efforts under this grant is the technical and planning assistance provided by NJ Transit. NJ Transit is invested in the areas targeted by this grant and has been a valuable partner provided transit related technical assistance. Garwood has partnered with NJ Transit to complete TOD related planning in the vicinity of their train station. This planning effort was conducted by NJ Transit's on-call Transit Friendly Planning consultant team at no cost to the municipality.

Transit Village designated areas entitles them to priority for a number of State programs offered by the NJDOT, NJT, EDA, DCA, and NJHMFA all of whom have identified higher density projects in urban centers as examples of Smart Growth which should be encouraged and prioritized. Currently three Coalition members have designated transit villages: Rahway, Elizabeth, and Linden. Elizabeth has also been able to leverage NJ Transit's TIGER funding for the Elizabeth Rail Station Rehabilitation Project. In addition, projects can leverage private funds under the DCA's Neighborhood Revitalization Tax Credit Program which provides a state tax credit to corporations who make contributions to eligible projects in targeted neighborhoods, which include coalition members Elizabeth, Plainfield, Rahway, and Roselle.

As further evidence of our ability to leverage funds to bring projects to completion, Attachment 4 contains a brief case study published by EPA Region 4 of the Jersey Gardens Mall brownfields redevelopment project in Elizabeth. The fact that another EPA Region found this case compelling enough to publish it as a lesson learned for their own states is testimony to the complexity and scope of the project.

3. Community Engagement and Partnerships

a. Plan for Involving the Targeted Community & Other Stakeholders; and Communicating Project Progress

The County's engagement efforts will be anchored by the aforementioned Steering Committee comprised of Coalition members, representatives from other Union County municipalities, EPA and DEP representatives, and Community Based Organizations. The Steering Committee meetings will be open to the public and will be advertised on the County website. Steering Committee members will be encouraged to likewise advertise such meetings in a manner appropriate for their communities, and to recommend the most effective community engagement mechanisms, including identification of local civic, neighborhood or other stakeholder groups which would be potentially impacted by the assessment, and ultimate redevelopment, of the sites assessed by this grant. This engagement will be initiated at the nomination phase of the project, so that public input can be taken into account in the prioritization and site selection process. Sites with strong community support will be ranked more favorably. Such approaches to

engaging the community are anticipated to include: presentations and requests for input at pre-scheduled community meetings; use of electronic media such as posts on community Facebook, Twitter, and website pages; convening public meetings to discuss projects; and providing fact sheets to community groups with contacts for additional information. For each site the County will generate a fact sheet from the inventory database for distribution throughout the affected community and posting on the county and municipal websites. To further public knowledge of the efforts undertaken through the EPA grant and ensure transparency, Steering Committee meeting minutes, and Quarterly Reports, as well as the resultant assessment reports, SAMPs and QAPPs will also be posted on the County website.

Prior to undertaking on site assessment work (Phase II), a sensitive receptor evaluation will be completed identifying any daycare facilities, schools, hospitals, etc. proximate to the site so that notice can be provided about the ensuing site work. A sign will be posted at each site with the name and phone number of the environmental consultant in the event the public wishes to report any issues regarding the assessment work, or obtain information about the project.

b. Partnerships with Government Agencies

The County will invite all its towns, not just the Coalition members, in its assessment plan and encourage broad participation in the Steering Committee to create a forum where data, strategies and solutions will be exchanged. The Coalition members have pledged their participation in the County's Steering Committee and acknowledge their willingness to enter into a Memorandum of Agreement for the formal establishment of the Coalition (see Attachment 5).

The NJDEP and EPA Brownfields staff will also be included in Union County's Steering Committee to utilize their brownfield and environmental expertise to assist implementation of this project. County Representatives will continue rely on NJDEP and EPA for regulatory oversight of the Phase I and Phase II efforts initiated by the County.

The County's Office of Health Management is willing to contribute its expertise to disseminate information and communicate municipal and state health offices, and to contribute to monitoring potential health hazards and work with the consulting team in reviewing health information, aiding in the direction of health issues and prevention plans associated to this project.

Central to the planning for the brownfield sites targeted for TOD end uses, is the partnership with NJ Transit. NJ Transit has provided technical and planning assistance for our efforts to revitalize the targeted properties. The County will continue to foster this relationship to ensure successful tie-in to this valuable transportation network and will encourage NJ Transit representatives to participate on the Steering Committee.

c. Partnerships with Community Organizations

The following Community Based Organizations support Union County's proposal and have agreed to participate in the implementation of the grant. Support letters can be found in Attachment 3 and are summarized below.

Community Based Organization	Description and Role in Implementation
Kean University	Educational institution offering technical assistance, meeting facilitation and community outreach.
Union County College	Educational institution offering to serve on steering

	committee and provide outreach and technical assistance.
Greater Elizabeth Chamber of Commerce	Nonprofit advocate for business community that will assist in the identification of commercial/retail end users.
Union County Improvement Authority	Non-profit that facilitates development. Will assist with financing programs and participating in planning meetings.
Groundworks Elizabeth	Works to bring about community revitalization. Will assist with site identification and planning.
Union County Workforce Investment Board	Responsible for workforce readiness. Will work to identify and link jobs to local residents.
Union County AFL-CIO Council	Non-profit dedicated to promoting labor rights. Will work to notify constituents and business of grant funded efforts.
Building & Construction Trades Council of Union County	Non-profit dedicated to promoting labor rights. Will work to notify constituents and business of grant funded efforts.
NJ Transit	Public transportation provider. Assist with transit related technical assistance.

4. Project Benefits

a. Health and/or Welfare and Environment

By categorizing the extent of contamination at brownfield sites surrounding our train stations, our communities will be able to market these vacant, blighting sites to take advantage of their transit accessible location. This will directly result in the remediation of numerous sites, eliminating exposure to harmful contaminants, leading to a reduction in carcinogens, asthma triggers, and lead poisoning. This is anticipated to have direct, long term health benefits. Given the density of people living in and moving through our communities, this impact is enormous. More dramatic, however, is the potential for this program to reduce the number of cars on the road, by facilitating transit oriented development that will enable people to get to home, work, shopping, and places of recreation solely through alternative forms of transportation. A reduction in vehicles in the county will lead to reductions in asthma and other respiratory diseases, as well as reductions in heart attacks. Such development is expected to include mixed uses, including green space and trails, to encourage walking and biking to nearby destinations, and to increase the desirability of living in a densely developed area.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

- i. The focus of this program is to foster mixed use, transit oriented development within our communities. Given the density of our development, any redevelopment of brownfields within the county is, by definition, smart growth. Focusing on development around existing passenger rail stops, however, multiplies the benefits. Priority will be given to sites that are part of an ongoing planning process, such as the state designated transit villages or state designated brownfield development areas. We take the concept of sustainable reuse very seriously, and our communities have implemented sustainability policies. The Union County Improvement Authority, for example, has offered to each Union County municipality the opportunity to place solar panels on each of their municipally-owned buildings. Each building is evaluated and the UCIA will then purchase the solar panels and install them, at no cost to the City. Rahway adopted a Sustainability and Green Building chapter into their Master Plan, with the objective of making sustainability inherent in community policies and regulations, and includes, among many

others, a goal to: Utilize and seek certification for the Leadership in Energy and Environmental Design for Neighborhood Development Rating System (LEED-ND) in future downtown redevelopment planning. Rahway also passed a resolution to adopt green building practices for civic, commercial, and residential buildings. As an example of this in practice, the amphitheater project previously mentioned includes an adjacent new construction, Hamilton Stage for the Performing Arts, which was built to LEED standards. Elizabeth is another example of a coalition community who has taken action to require sustainability principles into development. The City passed a resolution pledging in part to: "create transportation choices with a Complete Streets approach by considering all modes of transportation...to use our zoning power to allow for a mix of residential, retail, commercial, recreational and other land use types...(and) incorporate the principles of green design and renewable energy generation into municipal buildings ... residential and commercial buildings." Elizabeth also passed a resolution to implement a Green Building Policy that considers opportunities to incorporate green building measures into the design, construction, operation and maintenance of municipal buildings and facilities, and will encourage green design for commercial and residential buildings.

- ii. Focusing on the creation of transit oriented development is in line with many of the livability principles. This form of development provides more transportation choices, it integrates a mix of housing choices to attract a diversity of people, it supports the existing communities, and it places value on communities and neighborhoods. The Transit Oriented Development Plans created in many of our coalition communities, including Linden, Garwood, Elizabeth, and Rahway illustrate this approach.

c. Economic or non-Economic Benefits

The assessment, prioritization, and cleanup of hazardous waste and contaminated soil in Union County will facilitate economic development by returning land to productive use. Brownfield redevelopment will temporary construction jobs, enhance local property values, increase local property tax revenues, and provide opportunities for the creation of greenspace, needed public amenities, commercial areas, and housing. Projections of economic benefits are always difficult at this early stage. However, extrapolations are possible. Our existing inventory shows an average brownfield size of 3.7 acres. Assuming that a total of 24 sites will be addressed through this grant, that roughly equates to 89 acres of brownfields. Assuming that 15% of this acreage will be devoted to greenspace and 30% to public amenities such as Garwood's amphitheater and Linden/Roselle's Public Safety Center, we have 13 acres of greenspace created, 27 acres of public amenities, and 49 acres of mixed use transit oriented development. Based on calculations for similar mixed use development, this has the potential to generate 4,410 units of housing, 3,611 permanent jobs, and \$31,066,000 per year in additional property tax. (Minicozzi, Joseph. "The Smart Math of Mixed-Use Development." *Planetizen*, January 23, 2012). Based on similar construction projects in nearby Harrison, NJ, this assessment grant is anticipated to leverage over \$1.3 billion in private investment. (Fedschun, Travis. "First building in Harrison Station mixed-use development opens." *The Jersey Journal*, December 10, 2011). While this is only a very broad-based estimate, it does exemplify the scale of the available opportunities.

5. Programmatic Capability

a. Programmatic Capability

This project will be administered, coordinated, and monitored by Kamal Saleh, a planner certified by the American Institute of Certified Planners (AICP) and licensed in the State of New Jersey as a Professional Planner. Mr. Saleh has worked in local government for over 20 years.

He has significant experience with redevelopment, land use, and transportation as well as experience in brownfields assessment and redevelopment, and has direct experience in implementing both Union County's and Plainfield's prior EPA grants. The County takes a multidisciplinary approach to brownfield redevelopment through engaging planning, engineering, and redevelopment staff to ensure a cohesive process to identify and prioritize the redevelopment of the County's brownfield sites. These professionals will work in coordination with municipal staff, members of the Steering Committee, community groups, property owners and environmental agencies to ensure the successful grant implementation.

Qualified consultant teams will be sought through the RFP process following applicable state and Federal procurement requirements. The County will ensure that only consultant teams with significant experience in grant management, preparing brownfield inventories and performing Phase I and Phase II analysis will be considered. NJ has developed a program to license environmental professionals, the Licensed Site Remediation Professional designation (LSRP). In order to obtain this license, professionals must demonstrate significant field experience and pass a rigorous written exam. Each site assessed under this program will have a designated LSRP providing oversight, to ensure that the work is done appropriately and in conformance with relevant state and federal requirements.

b. Audit Findings

Union County has never had an adverse audit finding associated with the USEPA grant program.

c. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Assessment, Revolving Loan Fund, or Cleanup Grant

1. Compliance with Grant Requirements

Union County has had one prior EPA grant: a 2000 Assessment Pilot Grant. The grant was successfully closed out in 2008. All invoices and reporting met EPA requirements including timely submission of Quarterly and other reports. Site information was submitted and updated, accordingly, in ACRES. All grant funds were fully expended.

2. Accomplishments

Union County accomplished much with its prior EPA Assessment funding. A county wide brownfield inventory was conducted identifying and cataloguing 750 sites. The Pilot program addressed over 25 sites between the two targeted municipalities of Plainfield and Hillside. Seven of these sites leveraged additional assessment funding of \$849,370 from the NJDEP's Hazardous Discharge Site Remediation Fund.

In Plainfield, the County's efforts spurred a successful brownfield redevelopment program. Encouraged by the early successes of the County's EPA grant investment in their city, Plainfield officials then continued this efforts and successfully pursued additional EPA funding. In Hillside, the township developed an In-Need-of-Redevelopment study laying the planning groundwork for establishing a Redevelopment Area. Hillside is pursuing redevelopment planning for Central Avenue area which includes two of the original sites assessed by the County using EPA funding. On another site, with EPA funding identifying underground storage tanks, Hillside conducted tank removal activities with their own funding.

ATTACHMENT 1
THRESHOLD CRITERIA

THRESHOLD CRITERIA

1. **Applicant Eligibility:** The City of Union, New Jersey is a general purpose unit of local government as defined by 40 CFR Part 31.
2. **Letter from the State or Tribal Authority:** A letter of support for this application was requested and received from the New Jersey State Department of Environmental Protection (Attachment 2).
3. **Community Involvement:** The initial action that Union County will take upon invitation to submit a cooperative agreement package, is to establish a brownfield Steering Committee comprised of Coalition members, representatives from other Union County municipalities, and relevant Community Organizations. This will allow the Steering Committee to have input in the development of the grant work plan. The County will work with the Steering Committee to guide the outreach efforts. Not only will the Steering Committee guide the selection of the sites to be targeted by the EPA brownfields grant, but they will also assist with the outreach efforts for the stakeholders associated with each targeted site. For every site targeted by the grant, the County will hold a pre-assessment meeting to allow stakeholders to voice any concerns that they may have with the site as well as to solicit stakeholder input regarding the EPA funded activities and reuse considerations. For each site, the County will develop a fact sheet that will be distributed during the meeting as well as posted on the County website.
4. **Site Eligibility and Property Ownership Eligibility (Site-Specific Proposals Only):** Not applicable as this is a Coalition application.

ATTACHMENT 2
LETTER FROM STATE ENVIRONMENTAL AUTHORITY



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION
SITE REMEDIATION PROGRAM
OFFICE OF BROWNFIELD REUSE
MAIL CODE 401-05K
P.O. Box 420
TRENTON, NEW JERSEY 08625-0420
[HTTP://WWW.STATE.NJ.US/DEP/SRP](http://www.state.nj.us/dep/srp)

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

January 16, 2014

The Honorable Gina McCarthy, Administrator
US Environmental Protection Agency
401 M Street SW
Washington, DC 20460

RE: USEPA Community-Wide Brownfields Assessment Grant Application
Union County Assessment Coalition

Dear Administrator McCarthy:

On behalf of the New Jersey Department of Environmental Protection, it is my pleasure to endorse The Union County Assessment Coalition application to the United States Environmental Protection Agency (USEPA) for a Community-Wide Brownfields Assessment Grant to assess environmental impacts associated with discharges of hazardous substances and petroleum products. The New Jersey Department of Environmental Protection acknowledges that the Union County Assessment Coalition plans to conduct site assessments.

The Union County Assessment Coalition has developed an aggressive redevelopment strategy to identify, assess and reuse abandoned brownfield sites. The sites identified in Coalition's grant application represent priority brownfield redevelopment opportunities for the Union County Assessment Coalition.

Please accept this letter of support for the Union County Assessment Coalition Community-Wide Brownfields Assessment Grant application. Please do not hesitate to contact me if I may be of further assistance. I may be telephoned at (609) 984-1790, or e-mailed at Timothy.Bartle@dep.state.nj.us.

Sincerely,

Timothy Bartle, Chief
Office of Brownfield Reuse

C: Alfred J. Faella, The County of Union, NJ
Claire Juhlmann and Andrea Mules, Brownfield Redevelopment Solutions, Inc.
Anthony Findley, Office of Brownfield Reuse

ATTACHMENT 3
SUPPORT LETTERS FROM COMMUNITY-BASED ORGANIZATIONS



Union County Improvement Authority

*1499 Routes 1 & 9 North
Rahway, NJ 07065
(908) 820-9710
Fax: 820-9874
ucimprovementauthority.org*

January 21, 2014

Administrator Gina McCarthy
U.S. Environmental Protection Agency
1200 Pennsylvania Avenue, NW
Washington, DC 20460

Dear Administrator McCarthy:

The Union County Improvement Authority serves as a catalyst for the development of important projects that are making the quality of life better for all residents in Union County. With the support of the Union County Freeholder Board and our improvement Authority Commissioners, the UCIA works to provide low-cost financing and assistance for high quality projects and institutions for many generations to come. In previous years we have been involved in a variety of projects throughout Union County, including most recently being a part of the revitalization of the Linden-Roselle corridor, the renovation of the Union County Child Advocacy Center in Elizabeth, and the Union County College Elizabeth Campus expansion. We take pride in our work in Union County and are committed to investing in the future of our communities.

The revitalization of brownfields thanks to EPA grants will be a great asset to Union County. As such, I strongly support this application for Brownfield Assessment Funds. The opportunities for continued investment in high quality projects will grow with the assistance of these grant funds to investigate brownfields throughout the County. If awarded, the UCIA looks forward to collaborating with the Union County Coalition in planning meetings for potential end uses of projects as well as provide connections to our vast network of partners throughout Northern New Jersey. In addition, projects assessed through this program may be able to take advantage of our low cost financing programs.

Thank you for your consideration of this valuable project.

Sincerely,

Daniel P. Sullivan
Interim Executive Director



1033 SPRINGFIELD AVENUE, CRANFORD, NEW JERSEY 07016

CRANFORD CAMPUS
(908) 709-7000

ELIZABETH CAMPUS
(908) 965-6000

PLAINFIELD CAMPUS
(908) 412-3599

SCOTCH PLAINS CAMPUS
(908) 889-2483

OFFICE OF THE PRESIDENT

January 21, 2014

Administrator Gina McCarthy
U.S. Environmental Protection Agency
1200 Pennsylvania Avenue, NW
Washington, DC 20460

Dear Administrator McCarthy:

As the oldest community college in New Jersey, Union County College has been serving both career-minded and transfer-oriented students since 1933. The College has maintained its commitment to scholarship by providing a solid liberal arts foundation while, at the same time, developing new programs and courses that meet the challenges of a rapidly developing society. The College has four campuses, which are located in Cranford, Elizabeth, Plainfield and Scotch Plains.

Union County College is committed to transferring its knowledge and expertise to others to promote urban revitalization and sustainable reuses for brownfields sites. The investigation of underutilized sites throughout Union County, as well as planning for future projects, developing environmental programs for implementation, and community outreach on these issues creates myriad opportunities for current and prospective students in many areas of study as well creating an improved living environment for faculty, staff, and students. We are particularly excited by the development of new transit oriented centers, which greatly benefit our students and create energetic, welcoming spaces for an expanding population.

Union County College is writing in full support of Union County's EPA Brownfield Assessment Grant application. We are willing to serve on the project Steering Committee to help to prioritize sites for assessment work and will offer expertise in technical assistance, meeting facilitation, and community outreach as these projects move forward. We look forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Margaret M. McMcnamin', with a long horizontal line extending to the right.

Dr. Margaret M. McMcnamin
President



COUNTY OF UNION

DEPARTMENT OF ECONOMIC DEVELOPMENT
William Reyes Jr., Deputy County Manager / Director

January 17, 2014

**BOARD OF
CHOSEN FREEHOLDERS**

CHRISTOPHER HUDAK
Chairman

MOHAMED S. JALLOH
Vice Chairman

BRUCE H. BERGEN

LINDA CARTER

ANGEL G. ESTRADA

SERGIO GRANADOS

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ALFRED J. FAELLA
County Manager

WILLIAM REYES, JR.
Deputy County Manager

ROBERT E. BARRY, ESQ.
County Counsel

JAMES E. PELLETTIERE
Clerk of the Board

ANTONIO RIVERA
Director of WIB

US Environmental Protection Agency Region 2
290 Broadway, 18th Floor
New York, NY 10007

To Whom It May Concern:

As Director of the Union County Workforce Investment Board (WIB), I am writing in support of the Union County EPA Brownfields Grant Application for assessment funds. At the WIB, we assist in creating local partnerships of private and public sector participants that will provide coordinated planning, policy guidance and oversight for all workforce readiness programs in their designated area. The purpose of WIBs is to coordinate existing federal, state and local workforce readiness policies and programs into a single labor market driven system that can deliver needed services in the most cost effective manner.

The WIB serves as a mechanism to communicate local priorities to responsible state and local governmental agencies to influence the allocation of workforce readiness resources. At the core of this system of shared authority is a partnership among the various levels of government, the public and private sectors and citizens. WIBs will produce a locally delivered workforce readiness system in concert with the State's overall economic development strategy, with each of the existing partners contributing to the fullest.

The Union County WIB is excited for Union County assessment funds to position sites for redevelopment, resulting in a stronger economy and both direct and indirect job creation. If awarded, the WIB will work with Union County to identify and implement workforce development programs that will ensure that these jobs will go to local residents, and connect these job seekers to the businesses in need of their services.

Thank you very much for your consideration of this grant application.

Sincerely,


Antonio Rivera, Director

WORKFORCE INVESTMENT BOARD

Administration Building
Elizabethtown Plaza Elizabeth, NJ 07207 (908) 558-2292 fax (908) 659-7406 www.ucnj.org
We're Connected to You!



Union County AFL-CIO Council

1218 Revoir Drive, Rahway, NJ 07065

James McManus, President

Carol Ann Rasmus, Secretary-Treasurer

Linda Bradbury, Recording/Corresponding Secretary

January 20, 2014

Alfred J. Faella
County Manager
The County of Union
10 Elizabethtown Plaza
Elizabeth, New Jersey 07207

Dear Mr. Faella:

The Union County Central Labor Council is dedicated to promoting a brotherhood amongst Union members in our area. We pledge ourselves to the more effective organization of working men and women; to the securing for them of full recognition and enjoyment of the rights to which they are justly entitled; to the achievement of ever higher standards of living and working conditions; to the attainment of security for all people; to the enjoyment of the leisure which their skills made possible; and to the strengthening and extension of our way of life and the fundamental freedoms which are the basis of our democratic society.

This letter supports the Union County Coalition's application for a grant that would fund investigation of brownfields. As an organization that represents local workers, we will notify our members and nearby businesses about the projects to be funded with these grants, and work to ensure that a supply of local labor is available for the jobs that are anticipated to stem from this program.

We look forward to continue working with Agency to transform these neighborhoods of underused industrial sites. Funding like this is vital to moving forward with the redevelopment of Union County, and we strongly support this application.

Regards,

James McManus Jr President
Union County Central Labor Council

Chris Christie, Governor
Kim Guadagno, Lieutenant Governor
James S. Simpson, Board Chairman
James Weinstein, Executive Director

NJ TRANSIT
One Penn Plaza East
Newark, NJ 07105-2246
973-491-7000

January 17, 2014

Ms. Gina McCarthy
Administrator
United States Environmental Protection Agency
1200 Pennsylvania Avenue, NW
Washington, DC 20460

Dear Administrator McCarthy:

NJ TRANSIT is pleased to support the Union County Coalition's application for a grant from the Environmental Protection Agency Brownfield Assessment fund.

NJ TRANSIT is New Jersey's public transportation corporation and the nation's largest statewide public transportation system providing more than 895,000 weekday trips on 261 bus routes, three light rail lines, 12 commuter rail lines and through *Access Link*, our paratransit service for disabled riders. We are the third largest transit system in the country with 165 rail stations, 62 light rail stations and more than 19,000 bus stops linking major points in New Jersey, New York and Philadelphia.

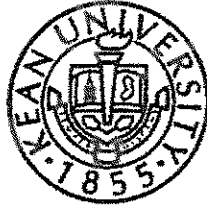
NJ TRANSIT supports the Union County Coalition's efforts to conduct environmental reviews of underutilized and abandoned properties surrounding our active commuter rail line stations in Union County, located in northern New Jersey. The Coalition's efforts are consistent with NJ TRANSIT's transit oriented development objectives and will help create future redevelopment opportunities that might otherwise go unrealized.

Since the Brownfields Assessment and Cleanup program will have a very positive and beneficial impact on communities in Union County, we respectfully request that the Coalition's application be given careful and thoughtful consideration.

Sincerely,



John C. Leon
Senior Director
Office of Government and Community Relations



KEAN UNIVERSITY

January 17, 2014

Alfred J. Faella
County Manager
The County of Union
10 Elizabethtown Plaza
Elizabeth, New Jersey 07207

Dear Mr. Faella:

On behalf of Kean University, I am pleased to provide this letter in support of your grant application to the U.S. Environmental Protection Agency for Brownfield Assessment funds for the County of Union. As the home of Kean University, the health and future of Union County is very important to us. Kean is the third largest public university in New Jersey, and the largest producer of teachers in the state, and we understand the value of investing time, energy, and resources into our neighboring communities. Kean distinguishes itself through excellence in academics, strategic investments in both research and cultural facilities and initiatives, and a commitment to the success of every student. Dedicated to preparing students for rewarding careers, lifelong learning, and fulfilling lives, Kean offers a broad range of disciplines, the expertise of a diverse and world-savvy faculty, and a student-centered learning environment and campus community.

By receiving these funds, Union County will be in a strong position to ensure that our communities can plan for redevelopment projects and coordinate initiatives with master plans, while maintaining high standards of living. Cleaner and more robust communities attract new business opportunities as well as create environments that our educated young adults will want to stay in and grow their own families. The future of Union depends on our ability to redefine our municipalities.

Kean University offers its expertise in technical assistance, meeting facilitation, and community outreach as well as providing guidance as needed in a variety of applicable areas. Our strong research and academic record can be of benefit to Union County as new projects and initiatives are developed. We look forward to working with you to create new, exciting areas of Union County, which will benefit the region as a whole.

Sincerely,

Dawood Farahi

OFFICE OF THE PRESIDENT

Kean University • 1000 Morris Avenue, Union, New Jersey 07083-0411 • 908-737-7000 • Fax 908-737-7007 • www.kean.edu



Groundwork ELIZABETH

President

Robert Varady, Esq.
LaCorte, Bundy,
Varady & Kinsella

Treasurer

Gordon Haas
Greater Elizabeth
Chamber of Commerce

Secretary

Fatimah S. Raymond
Elizabeth Development Company

Executive-At-Large

Linda Morgan

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Janice de Avila
Historic Midtown
Special Improvement District

Bill Butler

YMCA of Eastern Union County

Maria Carvalho

Portuguese Instructive
Social Club

Julie Diaz

John Gallina

Karen Grant
NJ Fire Safety Training Program

Agnes Kristen

Marcy Metz
BJ&M Auto

Ken Richuso

Rotary Club of Elizabeth

David Strohach

Elizabeth Avenue Partnership

Victor Vinegra

Harbor Consultants

Gregory Waga, R.A.

Waga Enterprises, Architects

Advisors

Phyllis Reich
City of Elizabeth

Jerry Willis

National Park Service

Groundwork Elizabeth's mission is "to bring about the sustained regeneration, improvement and management of the physical environment by developing community-based partnerships which empower people, businesses and organizations to promote environmental, economic and social well-being".

January 21, 2014

Administrator Gina McCarthy
U.S. Environmental Protection Agency
1200 Pennsylvania Avenue, NW
Washington, DC 20460

Dear Ms. McCarthy:

On behalf of Groundwork Elizabeth, I am writing this letter to support the Union County Brownfield Assessment Grant application. These funds will be a boon to brownfield investigation currently underway as well as creating the potential for new and exciting projects throughout the County. The goals of the grant are directly in line with the work that Groundwork Elizabeth undertakes on a daily basis.

The mission of Groundwork Elizabeth is to bring about the sustained regeneration, improvement and management of the physical environment by developing community-based partnerships which empower people, businesses, educational institutions and other organizations to promote environmental, economic and social well-being. Working closely with its many partners within the City of Elizabeth, Groundwork has conducted a comprehensive inventory of the brownfield sites within Elizabeth, and assisted in improving the lives of children by engaging them in community service projects and educational programming; presenting children's vision of the community to peers, government, and the community at large.

In 2008, Groundwork Elizabeth was recognized by Mayor Bollwage in a Community Development Block Grant ceremony for, "empowering residents and businesses to actively participate in beautifying our City by planting trees, building parks, remediating brownfields, and raising environmental awareness".

By funding such exciting applications as the Union County application, the EPA is investing in the future for all those who live and work in Northern NJ. Thank you for considering this application for funding. Groundwork Elizabeth looks forward to working with Union County to identify and implement projects in the City of Elizabeth as well as providing strategic planning assistance for projects in the neighboring communities. In addition, we will share both the brownfield inventory we developed for Elizabeth, as well as our lessons learned from that exercise to benefit our neighboring communities.

Sincerely,

Jonathan Phillips
Executive Director

phone (908) 289-0262, extension 203 – fax (908) 558-1142

Street Address—205 First Street, Elizabeth, N.J. 07206 – Mailing Address—P.O. Box 512 – Elizabeth, New Jersey 07207-0512

email: elizabethnj@groundworkusa.org

www.groundworkelizabeth.com

Jonathan Phillips, Executive Director

Groundwork is a 501c3 non-profit organization



January 17, 2014

Administrator Gina McCarthy
U.S. Environmental Protection Agency
Ariel Rios Building
1200 Pennsylvania Avenue, NW
Washington, DC 20460

456 North Broad Street
Elizabeth, NJ 07208
Tel. 908 555-7600
Fax 908 436-2054
Email: gccc@juno.com
Web: elizabethchamber.com

RE: 2013 Brownfield Assessment Grant, Union County

President/CEO

Gordon F. Haas

Executive Committee

Merritt Duffy, *Chairperson*
Adam Farrah, *Vice Chairperson*
Denise MacQuirk, *Vice Chairperson*
Denise Palazzo, *Vice Chairperson*
William Holzapfel, *Secretary*
Larry Wolgin, *Treasurer*
Charles Mancuso, *Past Chair*
Marcy Meyer, *Past Chair*
Angel Cabrera, *Past Chair*

Board Members

Mary Arias
John Crisafulli
Barbara Gaba
Andrew Gaffney
David Gibbons
Stephen Hehl
Ben Herz
Jim Lape
Carmine Lietta
Ana Liranzo
John Perry
Steven Pesce, Sr.

Dear Administrator McCarthy:

The City of Elizabeth is an important urban center for Union County and the State of New Jersey. The **Greater Elizabeth Chamber of Commerce** serves as a strong and prominent voice for the business community through its public relations strategies, membership campaigns and overall business advocacy. Our mission is to advance human progress & general welfare, prosperity, and quality of life within the business and corporate community. To achieve this, particular attention and emphasis is given to the promotion of cultural diversity, as well as the economic, social, civic, commercial, industrial, educational and employment interests of the City of Elizabeth and surrounding communities.

By funding environmental assessment activities in Union County, our industrial corridors and neighborhoods can continue to be utilized by Northern New Jersey companies looking to expand, as well as attract new industries and new, exciting residential and entertainment spaces for residents and visitors alike. In particular, our area is blessed with a strong mass transit system. Repurposing brownfield sites as mixed use, transit villages will allow for increased density within the bounds of our current transportation capacity, resulting in a stronger economy and increased property values.

On behalf of the **Greater Elizabeth Chamber of Commerce**, I am writing in support of the Union County EPA Brownfields Assessment Grant application. In the event of an award, the **Greater Elizabeth Chamber of Commerce** will assist in the identification of commercial/retail end users for the potential redevelopment.

I hope you will continue your support of Union County's brownfields efforts through the funding of this key project.

Sincerely,

Gordon F. Haas
CEO/President
Greater Elizabeth Chamber of Commerce

**Building & Construction Trades Council
Of
Union County**

106 South Avenue West, Cranford, NJ 07016 Fax (908) 276-2587

**President
Gary Pfarr
973-887-1718**

**Secretary-Treasurer
Thomas Fischbach
908-931-1798**

**Vice President
James McManus
973-521-7058**

January 20, 2014

Alfred J. Faella
County Manager
The County of Union
10 Elizabethtown Plaza
Elizabeth, New Jersey 07207

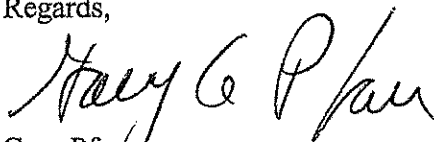
Dear Mr. Faella:

The Union County Building Trades Council is dedicated to promoting a brotherhood amongst Union members in our area. We pledge ourselves to the more effective organization of working men and women; to the securing for them of full recognition and enjoyment of the rights to which they are justly entitled; to the achievement of ever higher standards of living and working conditions; to the attainment of security for all people; to the enjoyment of the leisure which their skills made possible; and to the strengthening and extension of our way of life and the fundamental freedoms which are the basis of our democratic society.

This letter supports the Union County Coalition's application for a grant that would fund investigation of brownfields. As an organization that represents local workers, we will notify our members and nearby businesses about the projects to be funded with these grants, and work to ensure that a supply of local labor is available for the jobs that are anticipated to stem from this program.

We look forward to continue working with Agency to transform these neighborhoods of underused industrial sites. Funding like this is vital to moving forward with the redevelopment of Union County, and we strongly support this application.

Regards,



Gary Pfarr
President

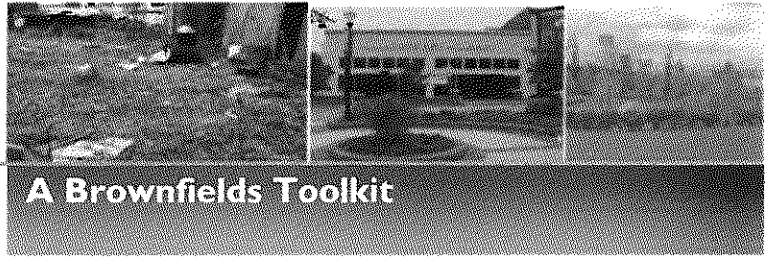
ATTACHMENT 4
LEVERAGED FUNDING DOCUMENTATION

Department of Community Affairs
Neighborhood Revitalization Tax Credit (NRTC)
ELIGIBLE MUNICIPALITIES*
FY 2013

MUNICIPALITY	COUNTY	MUNICIPALITY	COUNTY
Asbury Park City	Monmouth	Montclair Township	Essex
Bayonne City	Hudson	Mount Holly Township	Burlington
Belleville Township	Essex	Neptune City	Monmouth
Bloomfield Township	Essex	Neptune Township	Monmouth
Brick Township	Ocean	New Brunswick City	Middlesex
Bridgeton City	Cumberland	Newark City	Essex
Burlington City	Burlington	North Bergen Township	Hudson
Camden City	Camden	Old Bridge Township	Middlesex
Carteret Borough	Middlesex	Orange City Township	Essex
Clifton City	Passaic	Passaic City	Passaic
East Orange City	Essex	Paterson City	Passaic
Elizabeth City	Union	Pemberton Township	Burlington
Garfield City	Bergen	Penns Grove Borough	Salem
Glassboro Borough	Gloucester	Pennsauken Township	Camden
Gloucester City	Camden	Perth Amboy City	Middlesex
Gloucester Township	Camden	Phillipsburg Town	Warren
Guttenberg Town**	Hudson	Plainfield City	Union
Hackensack City	Bergen	Pleasantville City	Atlantic
Harrison Town	Hudson	Rahway City	Union
Hillside Township	Union	Ridgefield Borough**	Bergen
Hoboken City	Hudson	Roselle Borough	Union
Irvington Township	Essex	Salem City	Salem
Jersey City City	Hudson	Trenton City	Mercer
Keansburg Borough	Monmouth	Union City	Hudson
Kearny Town	Hudson	Vineland City	Cumberland
Lakewood Township	Ocean	Weehawken Township	Hudson
Lindenwold Borough	Camden	West New York Town	Hudson
Lodi Borough	Bergen	Willingboro Township	Burlington
Long Branch City	Monmouth	Winslow Township	Camden
Millville City	Cumberland	Woodbridge Township	Middlesex
Monroe Township	Gloucester	Woodbury City	Gloucester

*Current as of 10/17/2012

**Eligible for funding under Qualified Bond designation



A Brownfields Toolkit

Retail Success at a Former Landfill in Elizabeth, NJ

The Elizabeth Metro Center ranks as one of New Jersey's largest brownfield redevelopment projects. Originally the site of an industrial and municipal landfill, this 166-acre property was abandoned in 1972 and lay dormant for two decades leaching harmful amounts of PCBs, paint sludge, and lead into the soil and nearby Newark Bay and Arthur Kill River. Thanks to strong partnerships between public and private stakeholders, this property is now home to a 1.5 million square foot outlet shopping mall, 20 screen Loews theater, innovative job training facility, and two Marriott Hotels. The project has been a catalyst for revitalizing the City of Elizabeth. It generates \$2.5 million in annual revenues and has created more than 5,500 permanent jobs and 1,700 construction jobs. In 2001, the Elizabeth Metro Center received a prestigious Phoenix Award for its innovative approach to brownfields redevelopment.

As a result of the contamination and the property's meager tax revenues, the Elizabeth City Council declared the landfill site "blighted" in 1987. Despite this designation, the property remained attractive to real estate developers due to its close proximity to Newark Airport and New York City. In 1992, the OENJ Corporation, a private development group, acquired the Elizabeth landfill site and began plans to clean up and redevelop the property. In addition to the contamination, OENJ faced major obstacles to development, including the lack of adequate infrastructure to support a large scale commercial project. Because the site was originally a landfill, there were no sewers, roads or utilities, and a 60-foot wide, 4,800 foot long stormwater ditch bisected the property. In addition, OENJ faced permitting issues associated with filling a series of degraded wetlands in the ditch.

To address these development obstacles, OENJ worked closely with local, state, and federal government agencies, non-profit organizations, and community groups. OENJ established task forces to address complex permitting and infrastructure requirements. Meeting once a month, these groups were able to simultaneously submit federal, state, and local permit applications, which enabled OENJ to receive all necessary permits in one year, instead of the usual three. The task forces also secured funding to improve local roads and construct a new interchange, which offers direct access to the site from the New Jersey Turnpike. Among those involved in the task forces were the Regional Plan Association (RPA), Union County Economic Development Corporation, City of Elizabeth Department of Transportation, and the New Jersey Department of Environmental Protection (DEP).

With funding and permits secured, OENJ moved forward with its redevelopment plans. To prevent pollutants from leaching out of the landfill, OENJ capped the area with recycled materials from around the region, including construction and demolition debris, ash, and crushed glass. The development group also incorporated approximately 100 million cubic yards of contaminated dredged material from the Newark Bay that was treated using cement and other pozzolanic reagents. This reuse provided the Port Authority of New York and New Jersey with a location for material that was deemed unsuitable for ocean disposal.

In 1998, OENJ sold 125 acres of the brownfield to Glichmer Realty Trust, a nationally-renowned retail center developer. Approximately one year later, in October 1999, a 1.5 million-square-foot outlet mall opened, which has brought new life to the former industrial area. The Jersey Gardens Mall is home to more than 200 stores and restaurants, making it New Jersey's largest outlet shopping center. Over 15 million people have visited the complex, generating more than \$2.5 million in revenue for the City of Elizabeth. The project has increased property tax revenues by more than \$3 million a year. More than \$118 million has been invested in transportation and sewage infrastructure and approximately \$20 million has been spent on remediation of the site. In exchange for filling the degraded wetlands, OENJ created 10 acres of high-quality wetlands along the Newark Bay, providing tidal habitat for the endangered Least Tern.

OENJ Corporation retained 40 acres of the Elizabeth brownfield site, including 20 acres of upland waterfront property that overlook the New York City skyline and Statue of Liberty. The development group is currently developing a 700,000 square foot office park for retail and office use. In addition, the group plans to implement light rail access to Newark International Airport and a ferry service to Manhattan.

Contact:

Office of the Mayor
City of Elizabeth, NJ
908-820-4029

MASTER CHART OF CLOSED FINANCINGS

NJEDA PROGRAMS, BY COUNTY

FROM 01/01/2008 TO 12/31/2008

SPECIFIED PROGRAMS

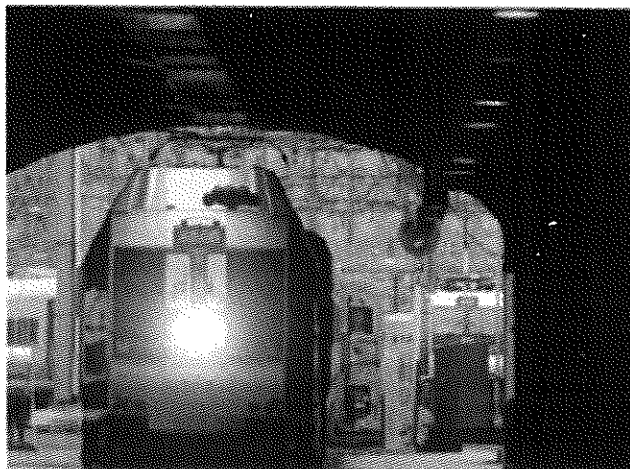
PROJ#	APPLICANT NAME	MUNICIPALITY	PROJ TYPE	EST NEW JOBS	CONST JOBS	PROGRAM TYPE	AUTHORITY FIN'G AMOUNT	GUARANTEE ON BOND	TOTAL PROJECT COSTS	MAINT JOBS
COUNTY: Salem										
P19292	City of Salem (383 & 412 Broadway Sites)	Salem City	SR			HSM	134,336		134,836	
P20188	City of Salem (Four Salem BDA Sites)	Salem City	SR			HSM	145,706		146,206	
P18688	City of Salem (Six Salem BDA sites)	Salem City	SR			HSM	447,180		447,680	
P19515	City of Salem (Tri County Oil)	Salem City	SR			HSM	49,149		64,542	
P22841	Main Pacific and Petroleum, Inc.	Pennsville Township	SR			HAZ	86,124		344,993	
P18036	Township of Carneys Point (A. Clemente Asphalt Plant)	Carneys Point Township	SR			HSM	82,013		82,513	
TOTALS FOR Salem COUNTY: 6 PROJECT(s)				<u>0</u>	<u>0</u>		<u>944,508</u>		<u>1,220,770</u>	
COUNTY: Union										
P19444	Borough of Roselle Park (Youth Baseball Field Complex)	Roselle Park Borough	SR			HSM	120,903		121,403	
P21141	City of Elizabeth (Three Elizabeth BDA Sites)	Elizabeth City	SR			HSM	371,943		372,443	
P21143	City of Linden (United Lacquer)	Linden City	SR			HSM	240,225		240,725	
P22183	City of Plainfield (Arlington)	Plainfield City	SR			HSM	45,948		46,448	
P21082	City of Plainfield (East 2nd Street Parking Lot)	Plainfield City	SR			HSM	2,970		3,470	
P20735	Patwin Plastics, Inc.	Linden City	SR			HAZ	67,500		129,364	
TOTALS FOR Union COUNTY: 6 PROJECT(s)				<u>0</u>	<u>0</u>		<u>849,489</u>		<u>913,853</u>	
COUNTY: Warren										
P16654	Town of Phillipsburg (US Gas)	Phillipsburg Town	SR			HSM	41,178		41,178	
TOTALS FOR Warren COUNTY: 1 PROJECT(s)				<u>0</u>	<u>0</u>		<u>41,178</u>		<u>41,178</u>	
TOTALS FOR ALL COUNTIES: 119 PROJECT(s)				<u>0</u>	<u>0</u>		<u>38,092,854</u>		<u>47,179,605</u>	

FY2012 HIGHLIGHTS

CORPORATE ACCOUNTABILITY

Demonstrating its commitment to customers and taxpayers, the Corporation launched a crackdown on the production, distribution and use of counterfeit tickets. In addition to increased enforcement, NJ TRANSIT has invested in new ticket stock and UV sensors to help detect fraudulent activity.

NJ TRANSIT, Rutgers University, the North Jersey Transportation Planning Authority (NJTPA) and other government and non-profit partners were awarded a three-year, \$3 million Sustainable Communities planning grant in FY2012 from the U.S. Department of Housing and Urban Development (HUD). The funds will be used to create a regional plan for sustainable transit-oriented development (TOD) for North Jersey, which encompasses 13 counties, Jersey City, Elizabeth, Paterson, New Brunswick and Newark. Three Local Demonstration Projects have already been launched along rail and/or bus corridors in Essex, Monmouth and Hudson/Camden counties. This unique undertaking is supported by Governor Chris Christie, Lt. Governor Kim Guadagno and the Office of Planning Advocacy.



Solar power has been installed at the Meadow Maintenance Complex, our 1

Following up on an earlier TOD study, NJ TRANSIT and the NJTPA worked with Union County on a pedestrian safety and "walkability" audit of Downtown Carwood. In addition, the Borough updated zoning on key brownfield parcels near Carwood Station so that TOD and commuter parking could be allowed and encouraged. NJ TRANSIT continues to partner with the Borough, the County and NJTPA to implement recommendations from the earlier study.

NJ TRANSIT's Transit-Friendly Planning team provided critical input on several Federal Transportation Investment Generating Economic Recovery (TIGER) grant applications. As a result, we were successful in obtaining TIGER funds for a portion of the Elizabeth Rail Station Rehabilitation Project cost.

NJ TRANSIT's Transit-Friendly Planning team is analyzing market potential and redevelopment within adjoining neighborhoods in East Orange and Newark that are served by NJ TRANSIT bus routes and Newark Light Rail.

NJ TRANSIT will also be working with Danville and East Orange in FY2012, which were both recently designated Transit Villages by the New Jersey Department of Transportation. The program provides participating towns with planning expertise

MASTER CHART OF CLOSED FINANCINGS

NJEDA PROGRAMS, BY COUNTY

FROM 01/01/2009 TO 12/31/2009

SPECIFIED PROGRAMS

PROJ#	APPLICANT NAME	MUNICIPALITY	PROJ TYPE	EST NEW JOBS	CONST JOBS	PROGRAM TYPE	AUTHORITY FIN'G AMOUNT	GUARANTEE ON BOND	TOTAL PROJECT COSTS	MAINT JOBS
TOTALS FOR Somerset COUNTY: 4 PROJECT(s)				<u>0</u>	<u>0</u>		<u>3,840,669</u>		<u>4,056,499</u>	
COUNTY: Union										
P18568	City of Linden (Linden Airport - Parcel C)	Linden City	SR			HSM	239,226		239,726	
P27310	City of Linden (United Lacquer)	Linden City	SR			HSM	29,095		29,595	
P15632	Hillside Township (6-8 Hoffman Place)	Hillside Township	SR			HSM	12,625		13,125	
P23219	Rahway Redevelopment Agency (Elizabeth Avenue Site)	Rahway City	SR			HSM	507,621		508,121	
P23401	Rahway Redevelopment Agency (Hamilton Laundry Site)	Rahway City	SR			HSM	544,137		544,637	
P25956	The Lofts at Garwood II, LLC	Garwood Borough	SR			HAZ	40,270		150,596	
P18265	Township of Cranford (Riverfront Redevelopment Area)	Cranford Township	SR			HSM	8,470		8,970	
TOTALS FOR Union COUNTY: 7 PROJECT(s)				<u>0</u>	<u>0</u>		<u>1,381,444</u>		<u>1,494,770</u>	
TOTALS FOR ALL COUNTIES: 100 PROJECT(s)				<u><u>0</u></u>	<u><u>0</u></u>		<u><u>36,947,415</u></u>		<u><u>46,887,924</u></u>	

ATTACHMENT 5
COALITION LETTERS OF COMMITMENT



BOROUGH OF ROSELLE

210 CHESTNUT STREET • ROSELLE, NEW JERSEY 07203
TELEPHONE (908) 245-5600

January 14, 2013

Union County Coalition
Attn: Mr. Kamal Saleh
10 Elizabethtown Plaza
Elizabeth, New Jersey 07207

Dear Mr. Saleh:

The Borough of Roselle is proud of the industrial achievements attained in our community. For example, we were the first community to be lit by overhead wire electricity, through a system build by Thomas Edison in 1883. However, our proud industrial past has left us with a legacy of contaminated sites, and we understand that these need to be addressed to move us into the next era of achievements. As such, we welcome the opportunity to join the Union County Coalition for Brownfield Assessment Funds. Roselle is a unit of local government located in close proximity to the Newark International Airport, the NJ Turnpike, and New York City. Because of this excellent transportation network, we are a popular choice for families, as we provide a small and strong community in which to live, work, and play.

Like other older municipalities in New Jersey, the Borough of Roselle understands the need to investigate and cleanup abandoned and underutilized properties. New Jersey, being a densely populated state, has a need for vibrant reuse projects for these sites in order to retain our residents and businesses and provide them with a community they can be proud of, as well as to attract and accommodate increasing population and businesses. Our land has long been fully developed, and the only way we can grow and thrive is to continually recycle our most precious nonrenewable resource, our land.

Roselle has strong support for brownfields redevelopment, and we look forward to working with the rest of the Union County Coalition to continue moving the priority projects of Roselle and our sister communities forward. Again, thank you for including us in the Union County Coalition. We stand ready to enter into the MOU upon notification of award of the grant, and we will serve as a member of the Steering Committee and assist in site selection and community outreach as needed.

Sincerely,

David G. Brown II, MPA, R.P.P.O.
Borough Administrator



City of Rahway

Department of Administration

One City Hall Plaza
Rahway, NJ 07065

Cherron Rountree
Business Administrator

Tel: (732) 827-2001
Fax: (732) 388-9388
crountree@cityofrahway.com

January 14, 2014

Union County
10 Elizabethtown Plaza
Elizabeth, New Jersey 07207

Dear Mr. Faella:

On behalf of the City of Rahway, I am pleased to accept your invitation to join the Union County Coalition to apply for Environmental Protection Agency Brownfield Assessment Grant funds. Rahway is a small, mostly residential, city in Union County with a close proximity to New York City and the Newark International Airport. The Rahway Train Station serves as a busy transit hub linking us to Newark, Manhattan, Trenton, and the Jersey Shore. However, our rich history of manufacturing and industrial endeavors has left us with an environmental legacy that must be addressed if we are to grow into a transit oriented, livable community, poised to accept the projected influx of population.

The Environmental Protection Agency Brownfield Grant would enable Rahway to continue revitalizing the downtown and create safer and stronger communities for our families. Its location is key in attracting small businesses and new residents to the City, and we are excited to have the ability to investigate key brownfield sites and to develop remediation and redevelopment plans. As a coalition member, Rahway will be a key link to transit hub redevelopment planning as well as providing a connection to the wants and needs of residents in southern Union County.

Thank you for allowing us the opportunity to join the Union County Coalition, we look forward to participating on the Steering Committee to direct community outreach, identify brownfield sites, and advance the redevelopment objectives of Rahway and the County.

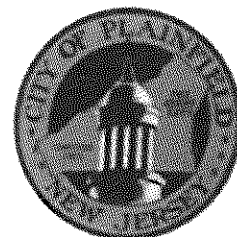
Sincerely,

Cherron Rountree
Business Administrator



ADRIAN O. MAPP
MAYOR

CITY OF PLAINFIELD
DEPARTMENT OF PUBLIC WORKS & URBAN DEVELOPMENT
DIVISION OF PLANNING
WILLIAM NIERSTEDT, PP/AICP
PLANNING DIRECTOR/ZONING OFFICER
515 WATCHUNG AVENUE
PLAINFIELD, NJ 07061



ERIC E. JACKSON
DEPARTMENT DIRECTOR

January 16, 2014

Union County
10 Elizabethtown Plaza
Elizabeth, New Jersey 07207

RE: Environmental Protection Agency (EPA) Brownfield Assessment Grants
Union County Coalition

Dear Mr. Saleh:

The City of Plainfield is honored to join the Union County Coalition for EPA Brownfield Assessment Funds. We have a strong history of assessing, remediating, and redeveloping brownfields in our city, to create better communities for our residents. The Union County Coalition award would allow us to continue this good work, while creating partnerships with our neighboring municipalities on larger projects that can connect our residents with each other across the region.

Plainfield enjoys a vibrant downtown, rich mixture of historic districts, diverse neighborhoods, and an exciting variety of art and cultural opportunities. A short train ride from New York City, Plainfield is a bedroom suburb in the New York metropolitan area, but we are also the urban center of 10 closely allied municipalities, with diversified industries, including printing and the manufacture of chemicals, clothing, electronic equipment, and vehicular parts. This brings with it associated environmental issues. As a previous EPA brownfield grant recipient, Plainfield is aware of the importance these grants can have as a redevelopment catalyst. As a coalition member, we will provide expertise in transit hub development, the New Jersey Brownfield Development Areas (BDA) program, and community outreach related to assessment and cleanup projects.

Plainfield will enter into the MOU with the county to solidify our participation in the coalition, and we look forward to serving on the steering committee to help direct the grant activities and select sites for assessment. I am excited by the opportunities that this grant will afford our city and the county as a whole. I look forward to this partnership and working together to create a better Union County.

Sincerely,

Eric E. Jackson, Director
Department of Public Works and Urban Development



City of Linden

Union County, New Jersey

CITY HALL - OFFICE OF THE MAYOR
301 NORTH WOOD AVENUE
LINDEN, NEW JERSEY 07036-4296

OFFICE OF
RICHARD J. GERBOUNKA
MAYOR

January 22, 2014

TELEPHONE
(908) 474-8493
Fax: (908) 474-8497

Kamal Saleh
The County of Union
10 Elizabethtown Plaza
Elizabeth, New Jersey 07207

Dear Mr. Saleh:

On behalf of the City of Linden, New Jersey, thank you for inviting us to be a member of the Union County Coalition to apply for EPA Brownfield Assessment Grant funds.

The City of Linden is an eligible grant entity as we are a unit of local government. As you know, we are located in southeastern Union County in close proximity to both Manhattan and Staten Island. Due to our excellent location, Linden has been home to many global industries and provided transportation links and support to regional industries via our highways, train lines, and Arthur Kill, a navigable strait which plays an important role in bulk cargo transportation in the Port of New York and New Jersey. The economic health of Northern NJ is crucial to the health of our communities and we are acutely aware of the need to assess, remediate, and redevelop our historic industrial sites in order to retain and attract businesses and residents to Union County. As all our land has previously been developed, any new growth must come from the reuse of existing, underutilized parcels. It is only in this way that we will be able to meet current demands and position ourselves to accept the population growth that is projected for our region.

The City of Linden has a strong track record in communicating with our local industries and stakeholders. We have successfully worked with partners on introducing new mixed used projects in our City and have received positive feedback from both residents and businesses, inspiring us to continue on the path forward for a cleaner and greener Linden.

We look forward to working with you and other Union County Coalition members on this EPA Brownfield Assessment grant. Upon notification of award, we will enter into the required MOU and serve on the Steering Committee to assist in the prioritization and selection of sites and community outreach. In addition, we look forward to presenting our priority brownfield projects to the Steering Committee, such as United Lacquer and Primo's Garage, which are slated for redevelopment as a justice complex, police department, and civic center, bringing jobs and stability to an economically distressed neighborhood.

Sincerely,

Richard J. Gerbounka
Mayor

RESOLUTION: 2014-100

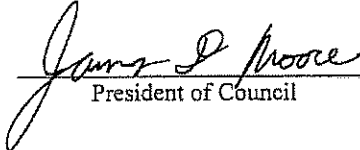
**RESOLUTION AUTHORIZING THE MAYOR TO SIGN A LETTER TO
PARTICIPATE IN THE UNION COUNTY COALITION**

WHEREAS, the City of Linden is desirous of becoming a member of the Union County Coalition; and

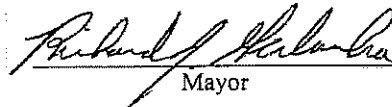
WHEREAS, such membership would allow the City of Linden to apply for an EPA Brownfield Assessment Grant; and

**NOW THEREFORE BY IT RESOLVE BY THE CITY COUNCIL OF THE CITY
OF LINDEN** that the Mayor hereby be authorized to sign and execute a letter requesting the City of Linden be a member of the Union County Coalition.


PASSED: January 21, 2014


President of Council

APPROVED: January 22, 2014

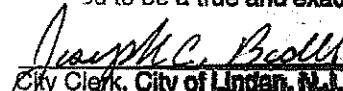

Mayor

ATTEST:


City Clerk

rauthuccoalition

to be a true and exact copy.


City Clerk, City of Linden, N.J.
Date: January 22, 2014



Borough of Garwood

403 South Avenue
Garwood, NJ 07027

908-789-0710

908-789-7978 fax

garwood@garwood.org

Mayor Patricia Quattrocchi
Council President Ann Palmer
Councilman Michael Martin
Councilman James Mathieu
Councilman William Nierstedt
Councilman Louis Petruzzelli
Councilwoman Sara Todisco

Christina M. Ariemma, Borough Administrator/Clerk
Robert F. Renaud, Borough Attorney
Donald R. Guarriello, Borough Engineer
Bruce D. Underhill, Chief of Police
Michael Tharaldsen, Fire Chief
Frederick Corbitt, Superintendent DPW
Sandy Bruns, CFO/Treasurer
Aggie Kurzweil, Tax Collector

January 21, 2014

Alfred J. Faella
County Manager
Union County
10 Elizabethtown Plaza
Elizabeth, New Jersey 07207

Dear Mr. Faella:

On behalf of the Borough of Garwood, I am pleased to accept your invitation to join the Union County Coalition to apply for Environmental Protection Agency Brownfield Assessment Grant funds. While Garwood is the one of the smallest communities in Union County, it is a transit hub for thousands of residents, providing a quick trip to New York City or Newark Airport by train as well as close proximity to highways that connect to the state and region. As a small but proud residential borough, Garwood is able to provide a welcome home for many families. However, as you know, Garwood is not immune to the impacts of contaminated properties.

The Environmental Protection Agency Brownfield Grant would enable Garwood to continue revitalizing the downtown and create a safer and stronger community for our residents. By improving the downtown area around our train station, Garwood will continue to position itself as a desirable location for new residents and businesses. We are particularly interested in submitting several downtown sites for consideration, including the Paperboard site and the Casale Industries / Petro Plastics property. Enabling the redevelopment of these sites for mixed use will build upon objectives in our Master Plan and the recently completed Transit Village study.

Thank you for allowing us the opportunity to join the Union County Coalition, we look forward to participating on the Steering Committee to direct community outreach, identify brownfield sites, and advance the redevelopment objectives of Garwood and the County.

Sincerely,

Patricia Quattrocchi
Patricia Quattrocchi, Mayor
Borough of Garwood



CITY OF ELIZABETH, NEW JERSEY
Department of Administration
50 Winfield Scott Plaza, Elizabeth, NJ 07201-2462
Phone (908) 820-4280 Fax (908) 820-0112

DIVISIONS:

ADMINISTRATION
DATA PROCESSING
EMPLOYEE BENEFITS
EMS BILLING
PERSONNEL
PURCHASING

J. CHRISTIAN BOLLWAGE
Mayor

BRIDGET S. ZELLNER
Business Administrator

January 22, 2014

Mr. Alfred Faella
Union County Manager
County of Union Administration Building
10 Elizabethtown Plaza
Elizabeth, New Jersey 07207

Dear Mr. Faella:

I am writing to confirm the addition of the City of Elizabeth, NJ to the Union County Coalition EPA Assessment Grant application. The City of Elizabeth is a local government entity located in the northeast section of Union County and has a population of almost 125,000. Elizabeth is the fourth largest city in the State and holds the County seat. Over the past years the City has experienced remarkable revitalization and development efforts boasting the area's most exciting retail and entertainment opportunities. Elizabeth is a City easily accessible by land, sea, rail, and air, located in one of the largest metropolitan areas in the Nation. It is a great American City that many are proud to call home and many more love to visit. The City is also home to the largest industrial seaport in North America, and Newark/Elizabeth Liberty International Airport. Hundreds of thousands are employed, and billions in direct and collateral revenues are produced through these two entities alone. Elizabeth's two NJ Transit train stations provide quick access to New York City, and points westward and south through New Jersey. Its many transit buses also complement this complex transportation network, and provide convenient access to all corners of the City and beyond.

Union County would greatly benefit from EPA Assessment funds, and Elizabeth is proud to be a part of the Coalition to receive the award. We commit to entering into an agreement with the County upon receipt of the award, and to participating on the Brownfields Steering Committee to help guide the process, select priority sites for assessment, and assist in outreach.

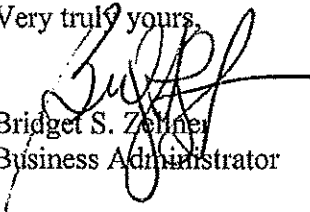
Our proximity to active ports and home to a wide variety of industries and transportation hubs makes Elizabeth a desirable location for many businesses and residents, while also creating many brownfield sites. Our neighborhoods offer the opportunity for transit oriented development, creating livable communities poised to accept the predicted increased population growth our area anticipates. Access to assessment funds will allow us to bring to market sites that offer

Mr. Alfred Faella
January 22, 2014
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opportunities to allow Elizabeth in particular, and Union County as a whole, to compete in the global market, and provide livable communities with excellent access to public transportation.

Thank you for inviting us to participate in the EPA Brownfields Grant Coalition. We look forward to working together on projects in the coming years.

Very truly yours,



Bridget S. Zehner
Business Administrator

Other Factors Checklist

Name of Applicant: County of Union, New Jersey

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
X	Project is primarily focusing on Phase II assessments.	9
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	11
	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant must attach documentation</u> which demonstrates this connection to a HUD-DOT-EPA PSC grant.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
	Community is implementing green remediation plans.	
	Climate Change	